



Richard State

Independent Estate Agents

St. Martins Mews, Pyrford, GU22 8TE £650,000

**This superior executive three-bedroom house is located in a highly desirable and secure gated development in Pyrford, providing exclusive residents access to twenty two acres of communal gardens, woodland and tennis courts. Internally there is an open plan living room measuring 16'10 x 15'1 with doors leading to a low maintenance landscaped garden overlooking communal grounds. Other features include a conservatory, kitchen and downstairs cloakroom. Upstairs there are three bedrooms, master with en-suite and a family bathroom. St Martins Mews is situated less than a mile away from West Byfleet village with its local amenities and mainline railway station into London Waterloo.
NO ONWARD CHAIN**



- **Secure gated development**
- **22 acres of communal grounds and woodlands**
- **Tennis courts**
- **Separate garage and allocated parking space**
- **Four visitor car parking spaces**
- **Open plan living/dining room measuring 16'1 x 15'1**
- **No onward chain**



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The accommodation comprises (please see attached floor plan):

ENTRANCE HALL: Covered porch and composite door leading into hallway, radiator, smoke alarm and alarm pad

CLOAKROOM: Comprising basin into vanity unit, w.c, radiator, double glazed window, downlights

KITCHEN: Wall and base fitted kitchen units, work surface with tiled splashback, inset basin. Space, power and plumbing for washing machine, dishwasher, American style fridge freezer, gas oven and halogen hob with extractor above, tiled floor, double glazed window, double doors into;

CONSERVATORY: Double glazed roof and windows, tiled floor, electric radiator, double glazed door to garden and door leading to;

LIVING/DINING ROOM: Understairs cupboard, two double glazed windows, feature gas fire place, radiator, double glazed patio doors with privacy shutters, down lighters, two double glazed windows, two radiators

LANDING: Cupboard housing water tank, smoke alarm

MASTER BEDROOM: Fitted wardrobes, double glazed bay window, radiator

EN SUITE SHOWER ROOM: White suite comprising shower enclosure, w.c., hand basin in vanity unit, tiling to walls and floor, down lights, radiator, double glazed window

BEDROOM TWO: Double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator. Hatch to boarded loft with light

BATHROOM: White suite comprising bath with shower attachment and shower screen, w.c., hand basin in vanity unit, partly tiled, downlighters, radiator, double glazed window

OUTSIDE:

REAR GARDEN: Hard landscaped quarry tiled patio garden with shrub and flower borders, outside tap, sun awning, gate leading to;

COMMUNAL GARDENS: Twenty two acres of communal grounds, woodlands and tennis courts

PARKING: Allocated parking space, four visitors parking spaces

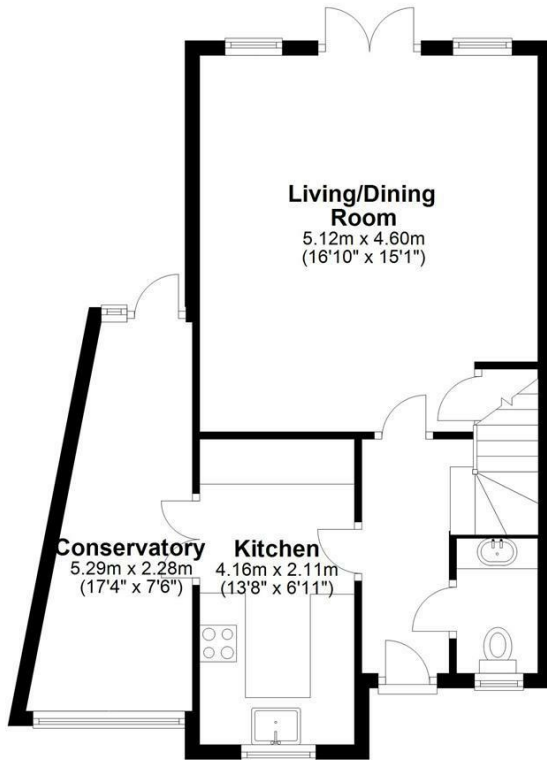
GARAGE: Semi detached garage in a block of two

SERVICE CHARGE: £668.00 approx per annum



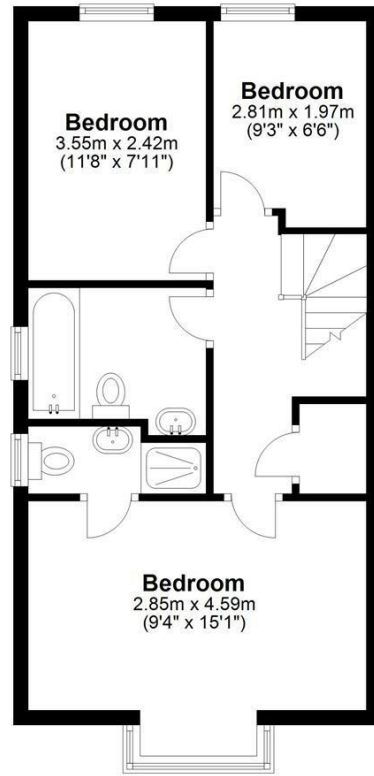
Ground Floor

Approx. 50.5 sq. metres (543.8 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 93.9 sq. metres (1010.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



For an appointment to view please telephone 01932 354111

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